



**Board of Adjustment**  
**Meeting Agenda**  
**City of Creve Coeur Government Center**  
**300 North New Ballas Rd**

**May 17, 2018**

**4:00 PM**

**City Council Chamber**

**I. CALL TO ORDER**

Mr. Ivan Schenberg (Chair)  
Mr. Martin Satz  
Mr. Glenn Wilen  
Mr. Robert Mooney  
Mr. Todd Streiler  
Mr. DP Villacis (Alternate, Vice-Chair)  
Mr. James Kostelc (Alternate)  
Ms. Alexandra Gada (Alternate)

Mr. Carl Lumley, City Attorney  
Mr. Jason Jaggi, AICP, Director of Community Development  
Ms. Whitney Kelly, AICP, City Planner  
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

Pursuant to Section 610.022 RSMO, the Board of Adjustment could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or confidential or privileged communications with the City Attorney as provided under Section 610.021(1)RSMO or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

***Special disabled service may be arranged by contacting the Office of the City Administrator in advance.***

**II. ADDITIONS TO-ACCEPTANCE OF THE AGENDA**

**III. APPROVAL OF MINUTES**

**1. April 19, 2018 Board of Adjustment Draft Meeting Minutes**

**IV. NEW BUSINESS**

**1. Variance Request for the Property at 66 Notre Dame Drive to Allow for a 40 Foot Building Setback Rather Than the Required 50 Foot Setback for the "A" Single Family District**

Jim Bulejski, Jim Bulejski Architects, on behalf of Tony Karakas, property owner of 66 Notre Dame Dr., has submitted an application for a variance to allow a new home to be built on the pre-existing, nonconforming lot at the platted building line of 40 feet rather than the minimum setback of 50 feet for the A Single Family District. Section 405.230(A)(1)(d) for Existing Lots of Record states that structures may be built on lots of record that have been made non-conforming by this Chapter to size, area or width;

provided, however, that such structures shall conform to setbacks and other regulations not involving area or width of lot.

**V. OTHER BUSINESS**

**VI. ADJOURNMENT**

**Posted:** \_\_\_\_\_

**Jessica Stutte**  
**Recording Secretary**



**Board of Adjustment**  
**Meeting Draft Minutes**  
**City of Creve Coeur Government Center**  
**300 North New Ballas Rd**

**April 19, 2018**

**4:00 PM**

**City Council Chamber**

**I. CALL TO ORDER**

Ivan Schenberg Chair  
 Alexandra Gada Board Member (Absent)  
 Robert Mooney Board Member  
 Martin Satz Board Member  
 Glenn Wilen Board Member  
 James Kostelc Board Member (Absent)  
 Todd Streiler Board Member  
 DP Villacis Board Member (Absent)

Ms. Gada, Mr. Kostelc, and Ms. Villacis are alternates and their attendance is not required.  
 Ms. Villacis was present in the audience.

**II. ADDITIONS TO-ACCEPTANCE OF THE AGENDA**

Mr. Schenberg made a motion to accept the agenda, Mr. Satz seconded.  
 Mr. Wilen made a motion to approve. All were in favor.

**III. APPROVAL OF MINUTES**

**1. March 15, 2018 Board of Adjustment Draft Meeting Minutes**

Mr. Satz made a motion to approve the minutes of March 15, 2018, Mr. Mooney seconded.  
 All in favor.

**IV. NEW BUSINESS**

**1. Variance Request for the Property at 12141 Ladue Road, Care and Counseling Center, to Allow for a 12 Square Foot Low Monument Sign for an Institutional Use in the a Single Family District that Lacks the Required 300 Foot Frontage**

Amy Bertschausen, Executive Director of Care and Counseling, Inc. at 12141 Ladue Road, Creve Coeur, MO 63141, has submitted a request for a variance to allow for a 12 square foot low monument sign. Section 405.940(E)(2) limits grounds signs for institutional uses in residential districts to 12 square feet, provided that the use has 300 feet of frontage, where the subject property is zoned A Single Family Residential District and has approximately 150 feet of frontage along Ladue Road.

Those speaking to the request were sworn in.

Ms. Amy Bertschausen said the request has been made for safety reasons.

Ms. Kelly said staff doesn't have any problems with the request due to high volume of the area and the consistency of the request with other sign regulations.

Attachment: BOA 4.19.2018 Draft Minutes (April 19, 2018 Board of Adjustment Draft Meeting Minutes)

Mr. Mooney asked if the lighting would illuminate towards the neighbors.

Ms. Kelly said they should not, but if it became an issue it would fall under code enforcement.

Mr. Wilen asked if any neighbors had sent in a comment.

Ms. Kelly said no.

Mr. Mooney asked if it was the same size as the sign when Thompson was there.

Ms. Kelly said no.

Mr. Wilen asked if the current sign would be removed.

Ms. Kelly said it would be.

Mr. Streiler asked about building signage and the base.

Ms. Kelly said it was stone.

Ms. DP Villacis asked if the zoning was in place when the property was sold.

Ms. Kelly said it had been there quite a while and she believes it was in place.

Mr. Lumley entered the exhibits for the record and the public hearing was closed.

Mr. Schenberg made a motion to approve, Mr. Mooney seconded. All in favor.

|                  |                                          |
|------------------|------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>              |
| <b>MOVER:</b>    | Ivan Schenberg, Chair                    |
| <b>SECONDER:</b> | Robert Mooney, Board Member              |
| <b>AYES:</b>     | Schenberg, Mooney, Satz, Wilen, Streiler |
| <b>ABSENT:</b>   | Gada, Kostelc, Villacis                  |

## V. OTHER BUSINESS

None

## VI. ADJOURNMENT

Mr. Satz made a motion to adjourn, Mr. Wilen seconded. All in favor.  
Meeting adjourned at 4:20 PM.



300 North New Ballas Road • Creve Coeur, Missouri 63141  
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966  
www.creve-coeur.org

## APPLICATION TO THE BOARD OF ADJUSTMENT

**VARIANCE REQUEST FOR THE PROPERTY AT 66 NOTRE DAME DRIVE  
TO ALLOW FOR A 40 FOOT BUILDING SETBACK RATHER THAN THE  
REQUIRED 50 FOOT SETBACK FOR THE A SINGLE FAMILY DISTRICT  
FOR THE MEETING OF: Thursday, May 17, 2018**

**SUBJECT PROPERTY LOCATION:** 66 Notre Dame Drive, zoned A Single Family Residential District.

**REQUEST:** Jim Bulejski, Jim Bulejski Architects, on behalf of Tony Karakas, property owner of 66 Notre Dame Dr., has submitted an application for a variance to allow a new home to be built on the pre-existing, nonconforming lot at the platted building line of 40 feet rather than the minimum setback of 50 feet for the A Single Family District. Section 405.230(A)(1)(d) for Existing Lots of Record states that structures may be built on lots of record that have been made non-conforming by this Chapter to size, area or width; provided, however, that such structures shall conform to setbacks and other regulations not involving area or width of lot.

**ADDITIONAL INFORMATION:** Chaminade Park subdivision was originally platted in 1940, prior to the incorporation of the City and any zoning regulations, with a front yard setback of 40 feet. The subdivision was subsequently zoned A Single Family Residential, and the properties were made legally pre-existing, non-conforming. The subject property is 11,469 sq. ft. where the A minimum lot size is 1 acre, with a front yard setback of 50 feet, side yard setback of 15 feet or 15% whichever is less, and a rear yard setback of 30 feet. The existing home will be torn down for the construction of a new home.

### Key Issues:

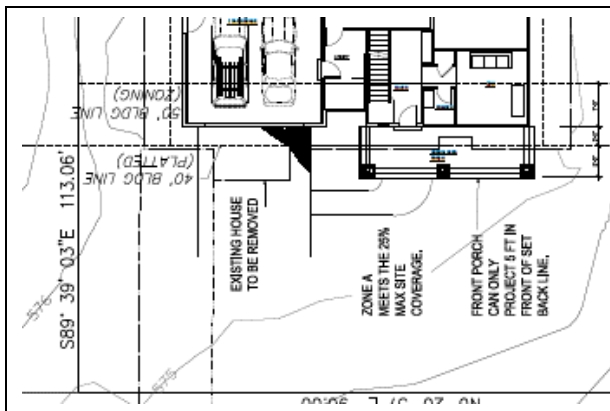
- Degree of variance
- Impact to neighborhood
- Property versus owner hardship

### Zoning Code References

- Section 405.250: A Single-Family Residential District
- Section 405.630 Yard Regulations
- Section 405.610: Non-conformities
- Section 405.1040: Board of Adjustment
- Section 405.1110: Variances and Appeals

**APPLICANT:** Tony Karakas  
4 Chatfield Place  
Creve Coeur, MO 63141

**PROPERTY OWNERS:** Jim Bulejski  
Jim Bulejski Architects  
345 Marshall Ave  
Webster Groves, MO 63119



**REPORT PREPARED BY:** Whitney Kelly, AICP, City Planner

**DATE:** 5/11/2018

**ATTACHMENTS:** Applicant's Materials submitted April 13, 2018

**BASIS FOR APPEAL AND STATED HARDSHIP**

The Applicants are seeking a variance from the Front Yard setback to allow a new home to be built on the platted 40 foot setback of the Chaminade Park Subdivision, instead of the 50 foot setback of the A Single Family District. The subject property is 11,469 sq. ft. where the A minimum lot size is 1 acre (43,560 square feet), with a front yard setback of 50 feet, side yard setback of 15 feet or 15% whichever is less, and a rear yard setback of 30 feet. The property is 90 feet along Notre Dame Drive, thus the side- yard setback is 13.5 feet, instead of 15 feet. The A District requires a minimum lot width and depth of 150 feet, where this property has a lot depth of 113.06 ft. to the north and 141.81 feet to the south. Current regulations allow for unenclosed roofed front-porches to project into the front yard setback by no more than 5 feet. Therefore the proposal includes placing the proposed two story home 43 feet from the front property line, with the porch extending to 35 feet from the front property line, in order to maintain a consistent frontage with the rest of the neighborhood.

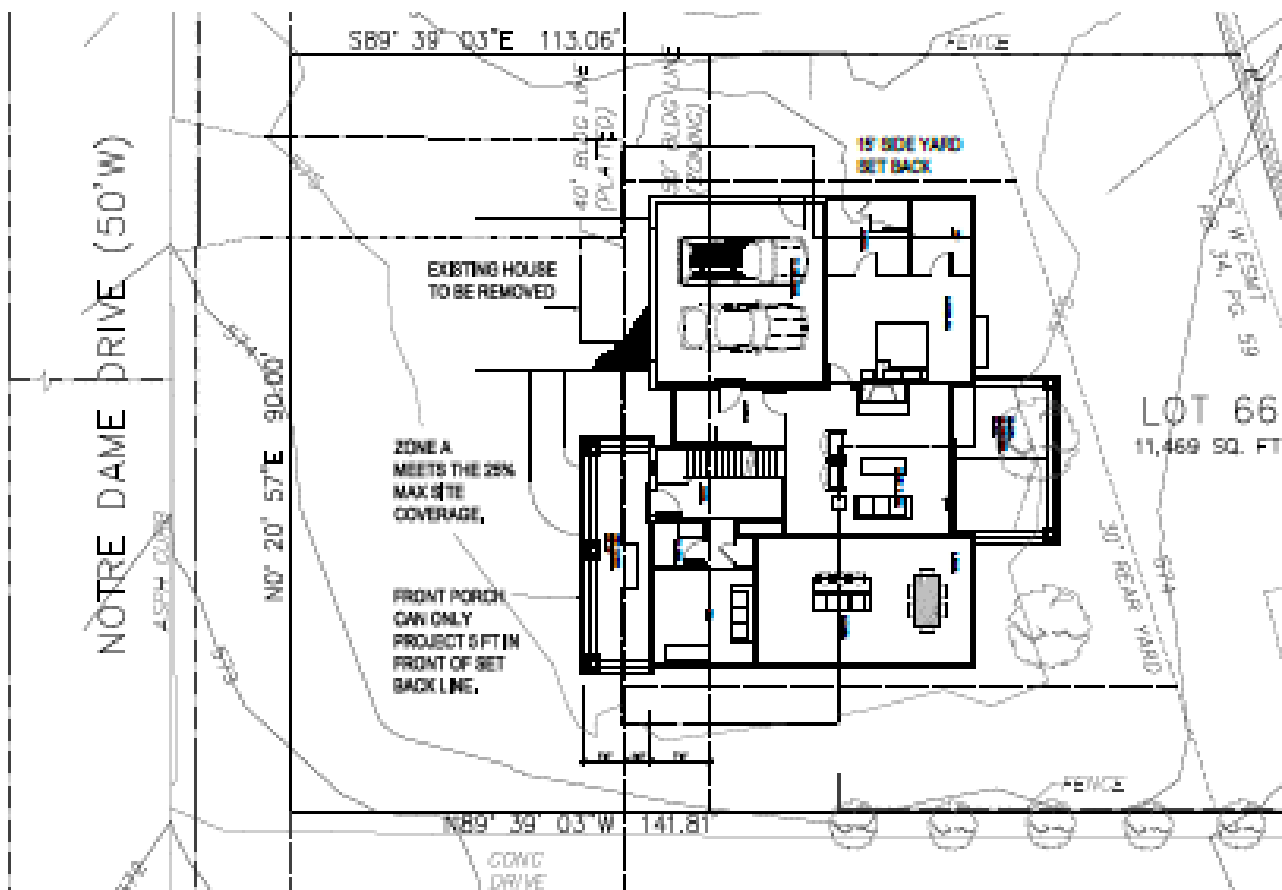


Figure 1: Close-up of the proposed site plan



Figure 2: Proposed front and side elevations

In addition, Section 405.230(A)(1)(d) *Existing lots of record* states that structures may be built on lots of record that were made non-conforming by this Chapter as to size, area or width; provided however, that such structures shall conform to setbacks and other regulations not involving area or width of lot. Section 405.610(E) Non-Conformities within Setback Lines further states that:

*Section 405.610 Non-Conformities*

*D. Non-Conformities Within Setback Lines. In addition to the provisions of Section 405.240 regulating setbacks, the following regulations shall apply to those non-conformities located within prescribed setback lines from the rights-of-way of public or approved private streets and highways.*

- 1. Projection of existing structures into required setbacks. No structure shall be constructed, reconstructed or structurally altered in such a manner as to project into the area prescribed as a setback from a public or approved private street or as established by this Chapter.*

#### LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

| DIRECTION | USE       | ZONED                       | SEPARATED BY     |
|-----------|-----------|-----------------------------|------------------|
| North     | Residence | A Single Family Residential | NA               |
| South     | Residence | A Single Family Residential | NA               |
| East      | Residence | A Single Family Residential | NA               |
| West      | Residence | A Single Family Residential | Notre Dame Drive |

#### STAFF ANALYSIS

Performing an analysis of a variance appeal primarily requires a six-part examination of the facts, as required by Section 405.1100, *Criteria for Variances, Generally*, of the Zoning Ordinance. To wit:

- 1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;**

This subdivision was originally developed prior to incorporation of the City of Creve Coeur and imposition of City zoning regulations. It was subsequently zoned "A" Single Family Residential that requires a minimum lot size of one acre and a minimum front yard for permitted uses of 50 feet. This resulted in the home having a non-conforming lot size and setbacks. As indicated above, the use of the non-conforming home within the setback will be eliminated. As indicated in the Applicant's materials, the non-conforming lot size does not exclusively prevent the development of a new home within the setbacks. The variance could be avoided by setting the house at the 50 foot setback with the allowance of the front porch to be at 45 feet, and shifting the home southward to the 13.5 feet side yard setback, and reducing the covered rear patio. These changes would appear to allow for the home to be built as designed within the existing setbacks, even with the angled rear yard. Nonetheless, the Subdivision is unique with respect to zoning in that many of the lots are pre-existing non-conforming, thus resulting in a reduced buildable area. For this particular lot, the area is less than half of the requirement of the zoning district with the lot depths and widths also being less than the district standards. At least one house that has been torn down and rebuilt has done so within the existing setbacks (41 Chaminade Drive) but that lot was much greater in depth. Other lots which are smaller and on this block have received a variance to allow maintaining the existing setback (68 & 69 Notre Dame Drive). It should be noted that the subject property is smaller than the other two lots on this block, which have received variances, and are rectangular in shape and have more depth.

**2. The variance requested is because of a unique hardship not created by the applicant nor the owner of the property;**

The non-conformity of the lot width, depth and area, are the result from the actions of the City of Creve Coeur which placed the property into the A district. The irregular shape with the angled rear lot line and being one of the smaller lots in the neighborhood creates a reduced buildable area when the A District setbacks are applied.

**3. The granting of the variance shall not adversely affect adjacent property owners or residents;**

Whether or not the allowance of a home to encroach into the setback represents an adverse impact upon adjacent property owners or residents is fairly debatable. Placing the home at the platted 40 foot line would not appear to adversely affect adjacent property owners as the existing home and those throughout the block are currently at the proposed setback. Side and rear yard setback variances which would be more impactful to the adjacent residents are not being requested.

**4. The strict application of the provisions of the Zoning Ordinance from which a variance is requested, will cause severe practical difficulty or extreme hardship for the property owner represented in the application;**

No evidence has been submitted that suggests that the property is so adversely affected by the zoning district regulations that they will cause an extreme hardship. There are some practical difficulties with the limitations of this property given its dimensions that do not conform to the district in which it is zoned. As stated previously, the applicant seeks to maintain the development standards of the original front yard setback when this subdivision was constructed which has largely been maintained.

**5. The variance desired will not adversely affect the public health, safety, order, convenience, or general welfare of the community, and**

Nothing in the request will affect the public health, safety, order, convenience, or general welfare of the community.

**6. Granting the variance desired will not violate the general spirit and intent of this Chapter.**

Certainly, the City has enjoyed the benefits of significant private investments in the existing housing stock; much of it made possible by the large lots that afford most houses plenty of “room to grow.” In many prior applications, the root of the problem is that the house does not have “room to grow” because either the lot is non-conforming for size and/or the house was built to a standard that does not conform with City’s current zoning. While the lot is non-conforming in size, and that there appear to be some modifications to the design that could be made to conform with the zoning regulations, the Applicant’s request is to match the precedent for the front yard setback which has already been established for the neighborhood. With this exception, no additional variance requests are being made that might suggest an overbuilding of the site which would not be within the spirit of the zoning ordinance. Further, the zoning ordinance establishes setbacks for consistency of building development and it could be viewed that this objective would be met based upon this request.

The City’s Comprehensive Plan, Creve Coeur 2030, also speaks to this issue of consistent which recommends a consistent setback should be maintained along the street frontages (page 71).

**Additional Criteria for Non-Use Variances**

In addition to the above, Section 405.1110.E. *Criteria for Area Variances*, states that an applicant for an area variance must meet the following criteria:

- 1. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the zoning regulations actually create a**

**hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district in which it is located.**

The lot area of the subject property is just over 1/4 (26%) of the district regulations, and the rear angled lot line further reduces the buildable area. The desire to have a consistent frontage along the street is a positive goal of the City and serves as the basis for establishing setback regulations within the zoning ordinance. As mentioned previously within this report, other variances have been granted on this street for similar reasons and this particular property represents one of the smaller lots in the Chaminade Park subdivision.

**2. Granting the variance would not result in the diversion of additional stormwater that would adversely affect adjacent property.**

The lot was originally and appropriately graded to accommodate a home and it is anticipated that the proposed new home design would not alter the water flow patterns off the site. The permitting process requires the submittal of a stormwater management plan which will allow further review of any impacts to stormwater onto adjacent property.

**ACTION**

Following its deliberation, the Board of Adjustment may vote to in favor or against a motion to approve the request. Pursuant to Section 405.1110 of the Zoning Code, approval of a variance requires written findings of fact supporting the specified variance criteria. In order to make the vote on the application clear, an affirmative motion should be made and members can vote to approve or disapprove that motion. An example motion for the requested variance to the front-yard setback would be:

“I move to approve a variance to allow for a 40 foot front-yard setback for the property addressed as 66 Notre Dame Drive, where the required in the A Single-family Residential District is 50 feet, based upon a positive finding that:

1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found elsewhere in the same zoning district;
2. The variance requested is because of a unique hardship not created by the Applicant nor the owner of the property;
3. The granting of the variance will not adversely affect adjacent property owners or residents;
4. The strict application of the front-yard setback will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed addition will not adversely affect the public health, safety, order, convenience or general welfare of the community;
6. Granting the setback variances will not violate the general spirit and intent of this Chapter;
7. By reason of the change of setbacks after construction, the strict application of the setback requirements actually creates a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district; and,
8. Granting the variance will not result in the diversion of additional stormwater that would adversely affect adjacent property.”

If the Board wishes to modify the application or add specific conditions of approval, they should do so by separate motion, prior to voting on the overall approval for each variance.

After the Board reaches a final decision regarding the request, a follow-up motion directing Staff to prepare and authorizing the Chair to execute the Findings of Fact and Conclusions of Law should be made. An example of such motion is:

“I move to direct Staff to prepare and authorize the Chair of the Board of Adjustment to execute Findings of Fact and Conclusions of Law regarding the variance requested for 66 Notre Dame Drive based upon the testimony received and the deliberations of the Board on this application, as decided on May 17, 2018.”

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**APPENDIX 1: COMPREHENSIVE PLAN**

Included and attached by reference. See body of report for specific excerpts.

**APPENDIX 2: ZONING CODE**

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



Attachment: 66 Notre Dame Variance BOA Staff Report-May 17 (66 Notre Dame Variance Request)

**APPENDIX 4: SITE PHOTOGRAPHS**

Taken:



Description: View of the existing home looking east from Notre Dame Dr.



Description: View looking northeast at the adjacent home.



Description: View looking south at the adjacent home.



Description: View looking southeast at the existing home with the neighboring homes in the background.



city of **CREVE COEUR**  
COMMUNITY DEVELOPMENT DEPARTMENT

300 North New Ballas Road • Creve Coeur, Missouri 63141  
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966  
www.creve-coeur.org

**BOARD OF ADJUSTMENT APPLICATION**  
**NON-USE VARIANCE**

PLEASE COMPLETE FRONT AND BACK PAGES

| Applicant:                         | Applicant's Representative (if applicable):            |
|------------------------------------|--------------------------------------------------------|
| Name <u>TONY KARAKAS</u>           | Name <u>JIM BULEUSKI</u>                               |
| Company (If Applicable) _____      | Company (If Applicable) <u>JIM BULEUSKI ARCHITECTS</u> |
| Address <u>4 CHATFIELD PLACE</u>   | Address <u>345 MARSHALL AVE</u>                        |
| Address <u>ST LOUIS MO 63141</u>   | Address <u>WEBSTER GROVES MO 63119</u>                 |
| Telephone # <u>314 703-3847</u>    | Telephone # <u>314-962-6700</u>                        |
| Fax # _____                        | Fax # _____                                            |
| Email: <u>TONY@TONYKARAKAS.COM</u> | Email: <u>JIM@JBARCHITECT.COM</u>                      |

**Applicant's Status (Indicate one):**

- ☒ Property Owner of Record
- ☐ Private Party (financial, contractual, or proprietary interest; consent of owner of record **must** be attached)
- ☐ Other Governmental Interest (Jurisdiction: \_\_\_\_\_)

The undersigned hereby requests to be placed on the Agenda for the Board of Adjustment meeting at 4:00 P.M. on Thursday, 5/17, 2018

TONY KARAKAS  
Applicant's Signature

4-13-2018  
Date

[Signature]  
Applicant's Representative's Signature

4-12-18  
Date

Attachment: Application 1-4 (66 Notre Dame Variance Request)

File # \_\_\_\_\_

**INSTRUCTIONS:** Complete all of the following sections to the best of your ability. Provide additional materials as needed such as supplemental pages, diagrams, plans, or photographs. Please consult with Planning Division staff (314-872-2501) if you have any questions.

1. I request a variance so that the following may be built or installed on the property (attach building plans, landscape plans, surveys, etc. showing before and after conditions on the property):

FRONT YARD VARIANCE IN ZONE A 40FT IN LIEU OF 50 FT  
ATTACHED SITS 1-4

2. In support of my request, I offer the following:

- Unique physical characteristics of the property (creek, steep slope, lot shape, etc.):

- SHALLOW LOT DEPTH, ANGLED REAR PROPERTY LINE
  - SITS IN CENTER OF THE BLOCK.
  - SQUARE FOOTAGE OF THIS LOT COMPARED TO MINIMUM LOT SIZE IN THIS ZONE A 435600 VS. 11,469  
(STILL COMPLIES WITH MAX 25% SITE COVERAGE)

- Unique non-physical characteristics of the property (location, access, history, etc):

- NEIGHBORHOOD BUILT IN THE 40'S + ESTABLISHED FRONT YARD 40FT PLATTED BUILDING LINE, CITY ORDINANCE OF 50 FOOT ESTABLISHED AFTER THIS.
  - THIS AREA IN ZONE "A" GENERALLY CONSIST OF SMALL LOTS.
  - 66 NOTRE DAME DR SITS IN CENTER OF BLOCK WITH HOME ON EACH SIDE FRONTED AT 40 FT,

- Any other differences between the Subject Property and other properties in the surrounding area which would warrant different treatment of the Subject Property:

- SQ. FOOTAGE OF THIS LOT SIGNIFICANTLY SMALLER THAN OTHERS IN ZONE A.
  - REAR YARD TAPERS OFF AT THIS END OF THE BLOCK.

- Current uses and structures on the property:

SINGLE FAMILY (TO REMAIN SAME)

Attachment: Application 1-4 (66 Notre Dame Variance Request)

File # \_\_\_\_\_

3. Explain why the zoning laws unfairly burden the property compared to the other properties around it:

CURRENT CREVE COEUR ZONING ORDINANCE REQUIRED MIN.  
50 FT FRONT YARD SET BACK WHEN ALL THE OTHER  
HOUSE ON THIS STREET ARE SET 35 FT TO 40 FT BACK,

4. Do you believe the problems described above hurt the market value of the property compared to similar properties in the area and, if so, what can you offer as evidence that this is true?

YES ABSOLUTLY, FIRST WOULD BE THE ODD APPEARANCE  
OF ONE HOUSE ON THE BLOCK SET BACK 10' FURTHER  
THAN ALL THE OTHERS. REDUCING BACK YARD  
DEPTH FROM AN AVERAGE 45' TO 35',  
ALSO REDUCES THE BUILDABLE AREA FOR THE HOUSE  
LIMITING THE PROPERTIES POTENTIAL,

5. Assuming the variance is approved, describe the potential effects or impacts on neighboring properties:

• THE EFFECT WOULD BE POSITIVE MAINTAINING THE  
COMMON FRONTAGE ESTABLISHED FOR 70 YEARS OR  
MORE,  
• THERE ARE NO NEGATIVE EFFECTS ON NEIGHBORING  
PROPERTIES

6. Assuming the variance is approved, describe any utilities or City and emergency services that will have to be added to or upgraded as a result?

NONE

7. Assuming the variance is approved, describe how much additional traffic will be created on the property and in the surrounding area as a result:

NONE

Continued on next page

Attachment: Application 1-4 (66 Notre Dame Variance Request)

File # \_\_\_\_\_

8. Assuming the variance is approved, describe any additional street access or parking that will be needed:

NONE

9. Zoning district in which the property is located: A

10. Size of the lot (total square feet or acres): 11,469 SF

11. Please provide any other information in support of this request (on a separate sheet if needed):

SEE SHEETS 1 THRU 4 PREPARED BY  
JIM BULEVSKI ARCHITECTS

HOUSE PROPOSED IS A MODEST 1 1/2 STORY  
HOME OF 1950 SF,

**12. Attach the following:**

- Two (2) checks, \$50.00 filing fee and \$250.00 deposit, payable to "City of Creve Coeur."
- Ten (10) sets of scaled, legible plans (folded to a size no larger than 11"x14") of the improvements requiring a variance.
- Electronic copies of all submitted documents, malware-free on CD, DVD, or USB flash drive.

**Office Use Only**

\_\_\_\_\_ Attachments/Plans

Received By: \_\_\_\_\_

\_\_\_\_\_ Fees Paid

\_\_\_\_\_ Written Justification

Date: \_\_\_\_\_

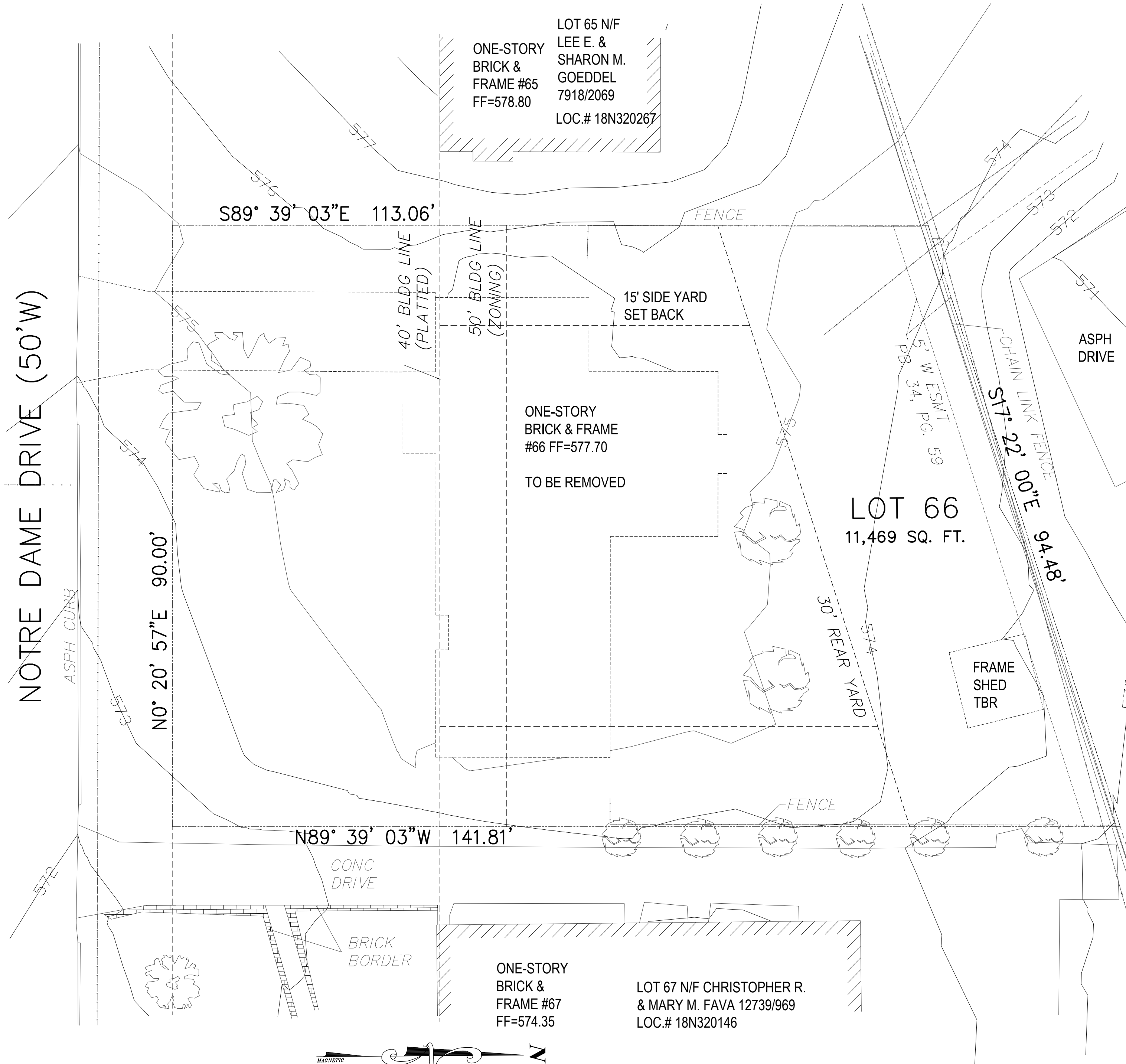
*Jason Jaggi, AICP, Director of Community Development*

*Whitney Kelly, AICP, City Planner*

*Jessica Stutte, Administrative Assistant (872-2501)*

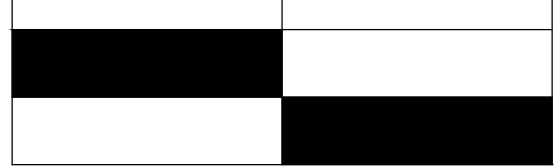
Revised: 09/15

Attachment: Application 1-4 (66 Notre Dame Variance Request)



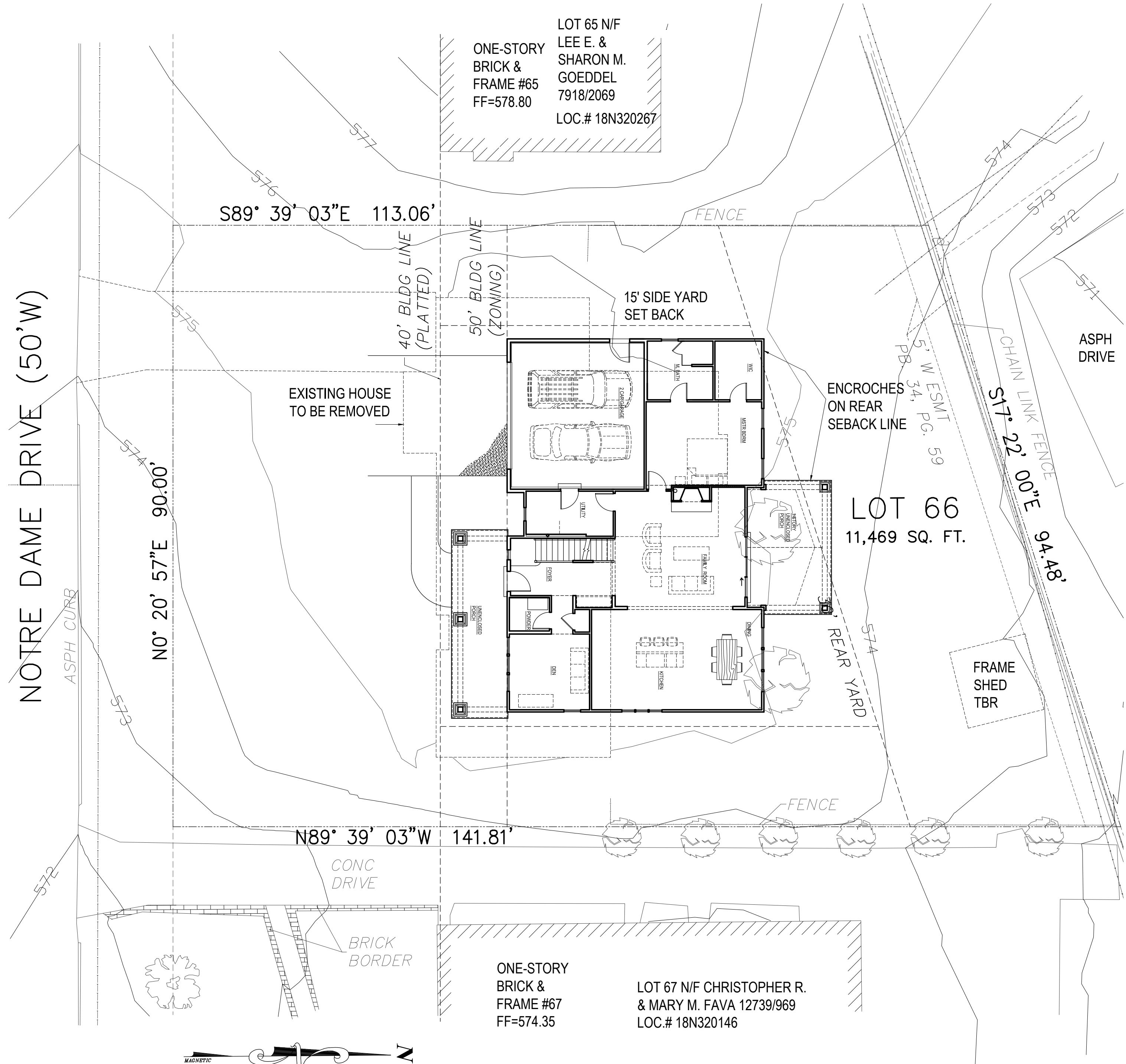
## EXISTING SITE PLAN

3/32" = 1'-0" 0 15 30



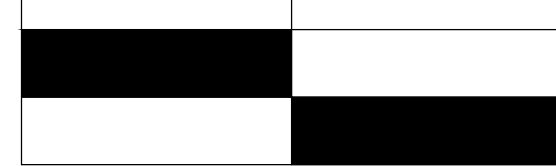
### SITE NOTES

1. SITE DATA: THE FOLLOWING INFORMATION HAS BEEN FURNISHED BY THE OWNER OR OWNERS CONSULTANT. THE ARCHITECT MAY ASSIST IN OBTAINING THIS INFORMATION BUT ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY. PROPERTY BOUNDARY INFORMATION INDICATED HEREIN WAS OBTAINED FROM: THD DESIGN GROUP, INC. ST. LOUIS, MISSOURI, DATED FEBRUARY 2, 2018. THIS PROPERTY INFORMATION SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS AS IF BOUND HEREIN. CONTRACTOR SHALL REFER TO FOR OTHER INFORMATION AND BE FAMILIAR WITH THIS CUMENTATION BEFORE PROCEEDING WITH CONSTRUCTION. FIELD VERIFY ALL EXISTING CONDITIONS BEFORE PROCEEDINGS WITH WORK.



## SITE PLAN (with 50' set back)

3/32" = 1'-0" 0 15 30



sheet:

1

of 04

EXISTING SITE PLAN

NEW RESIDENCE FOR:

Tony Karakas  
66 Notre Dame Dr.  
Creve Coeur, MO 63141

date:

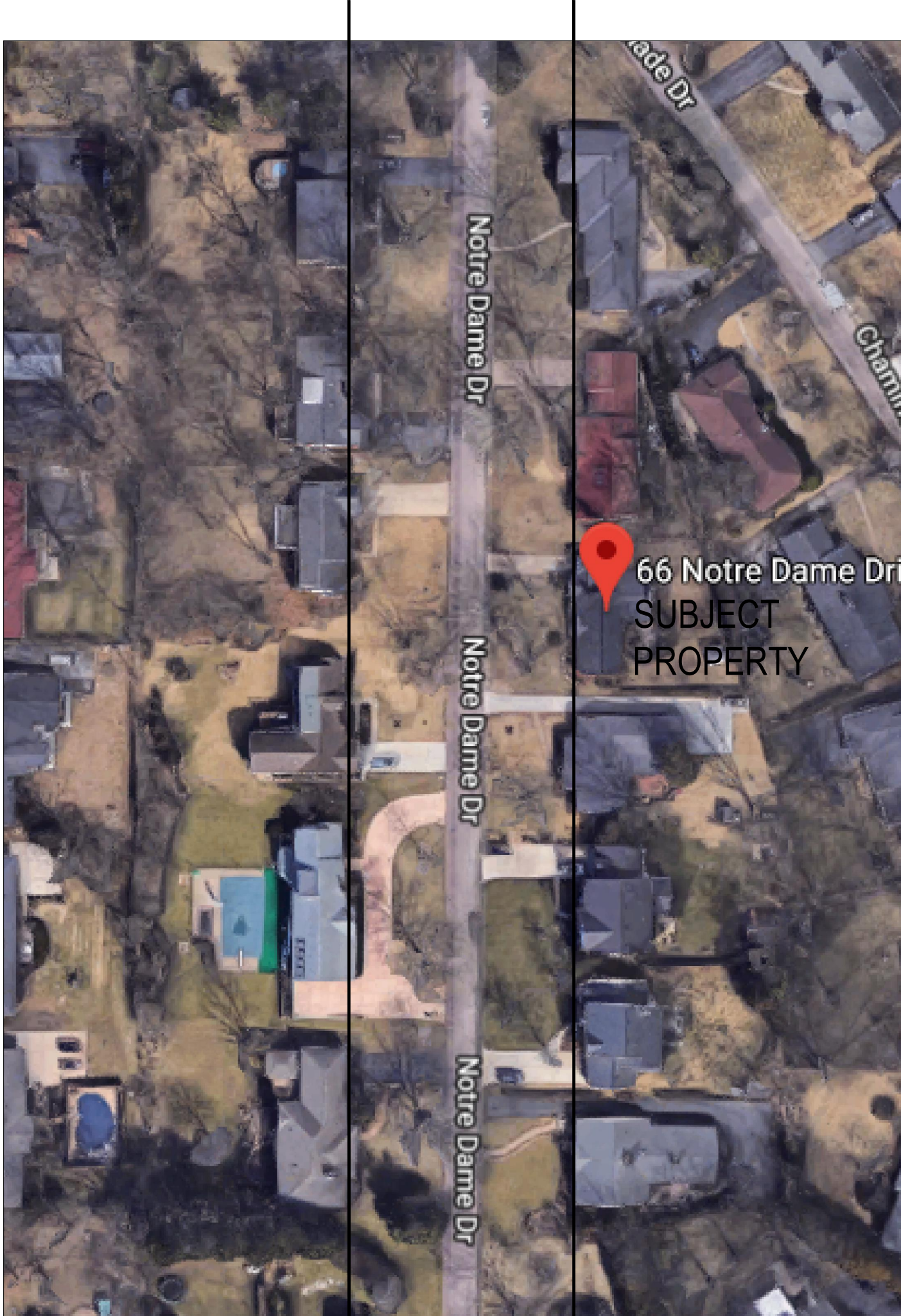
Variance 4/13/2017

JIM BULEJSKI  
ARCHITECTS

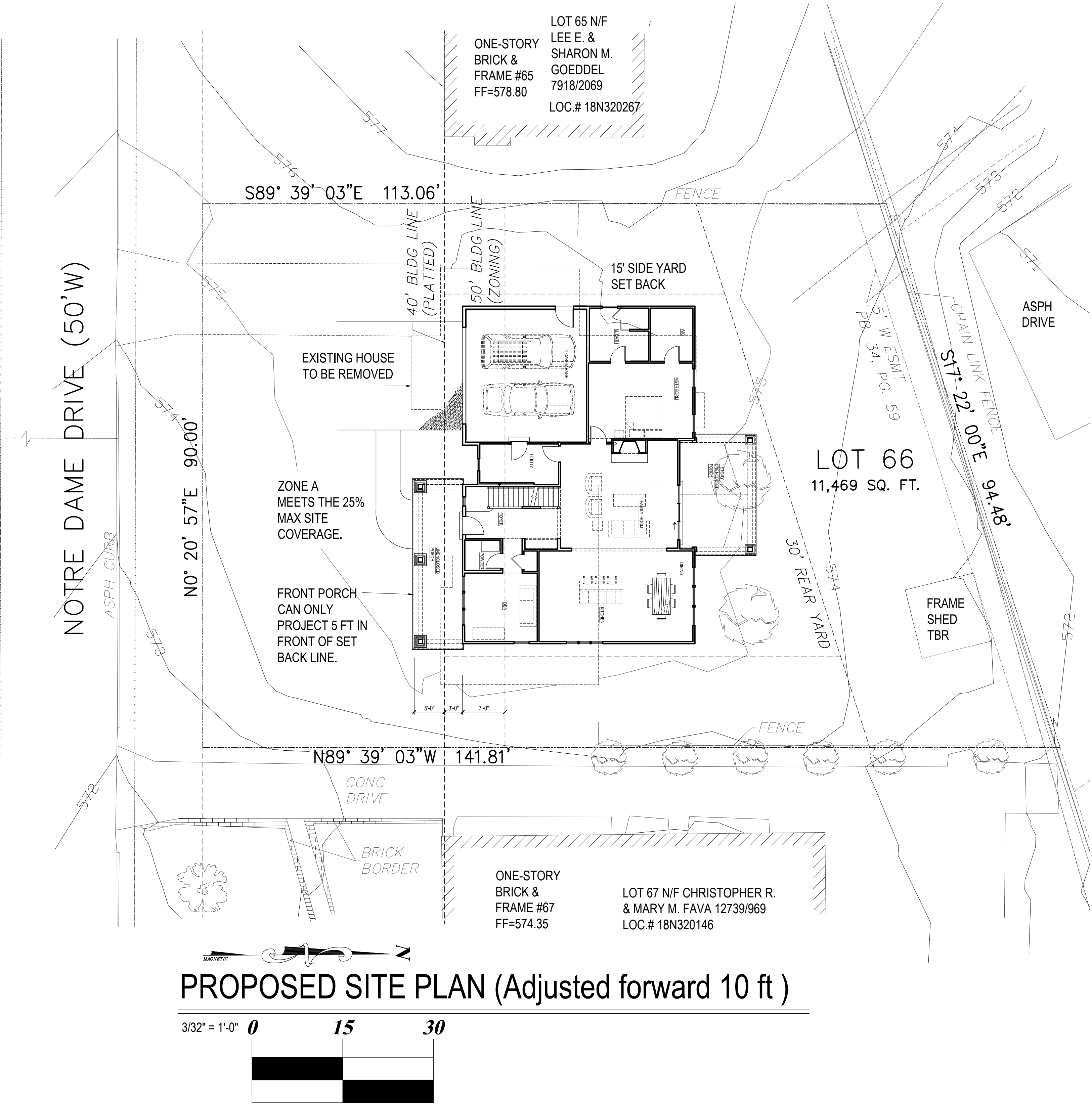
345 MARSHALL AVE. • SUITE 100 • ST. LOUIS, MO 63119  
PHONE 314-982-8700 • FACSIMILE 314-982-6702  
E-MAIL: JIM@BARCHITECT.COM • ©

Attachment: Karakas Res Front Yard Variance (66 Notre Dame Variance Request)

EVERY OTHER HOUSE ON THE STREET IS SET BACK 35-40 FT.  
WHY WOULD THE CITY WANT TO INTERFERE WITH THAT ?  
THIS WHY WE HAVE BOA . TO RECOGNIZE THESE ANOMALIES.



AERIAL VIEW OF NOTRE DAME DR.



PROPOSED SITE PLAN (Adjusted forward 10 ft )

**SITE NOTES**  
1. SITE DATA: THE FOLLOWING INFORMATION HAS BEEN FURNISHED BY THE OWNER OR OWNERS CONSULTANT. THE ARCHITECT MAY ASSIST IN OBTAINING THIS INFORMATION BUT ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY. PROPERTY BOUNDARY INFORMATION INDICATED HEREIN WAS OBTAINED FROM: THD DESIGN GROUP, INC. ST. LOUIS, MISSOURI, DATED FEBRUARY 2, 2018. THIS PROPERTY INFORMATION SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS AS IF BOUND HEREIN. CONTRACTOR SHALL REFER TO FOR OTHER INFORMATION AND BE FAMILIAR WITH THIS CUMENTATION BEFORE PROCEEDING WITH CONSTRUCTION. FIELD VERIFY ALL EXISTING CONDITIONS BEFORE PROCEEDINGS WITH WORK.

PROPOSED SITE PLAN

sheet:

2

of 04

NEW RESIDENCE FOR:

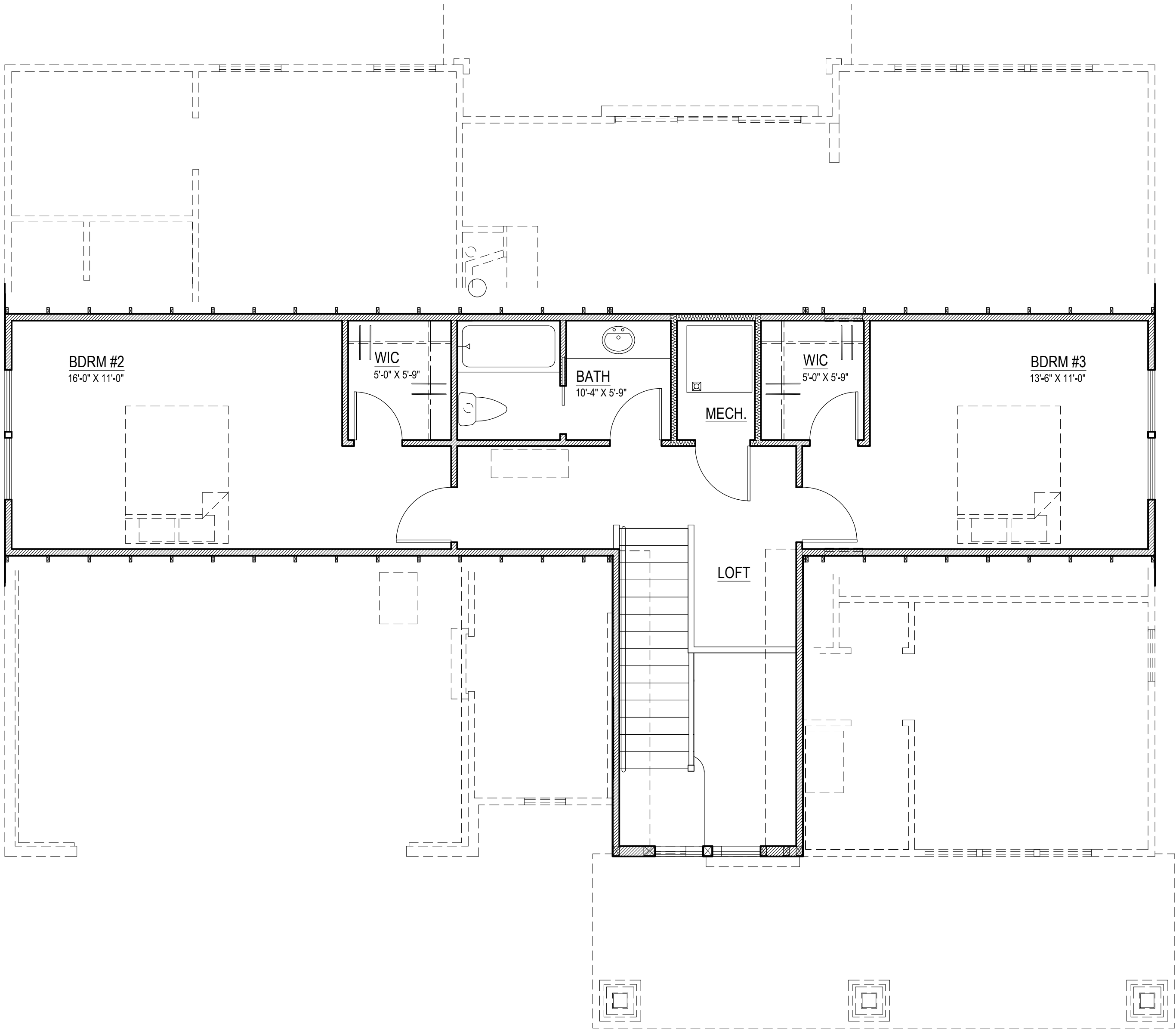
**Tony Karakas**  
**66 Notre Dame Dr.**  
**Creve Coeur, MO 63141**

**JIM BULEJSKI**  
**ARCHITECTS**

345 MARSHALL AVE. • SUITE 100 • ST. LOUIS, MO 63119  
PHONE 314-982-6700 • FACSIMILE 314-982-6702  
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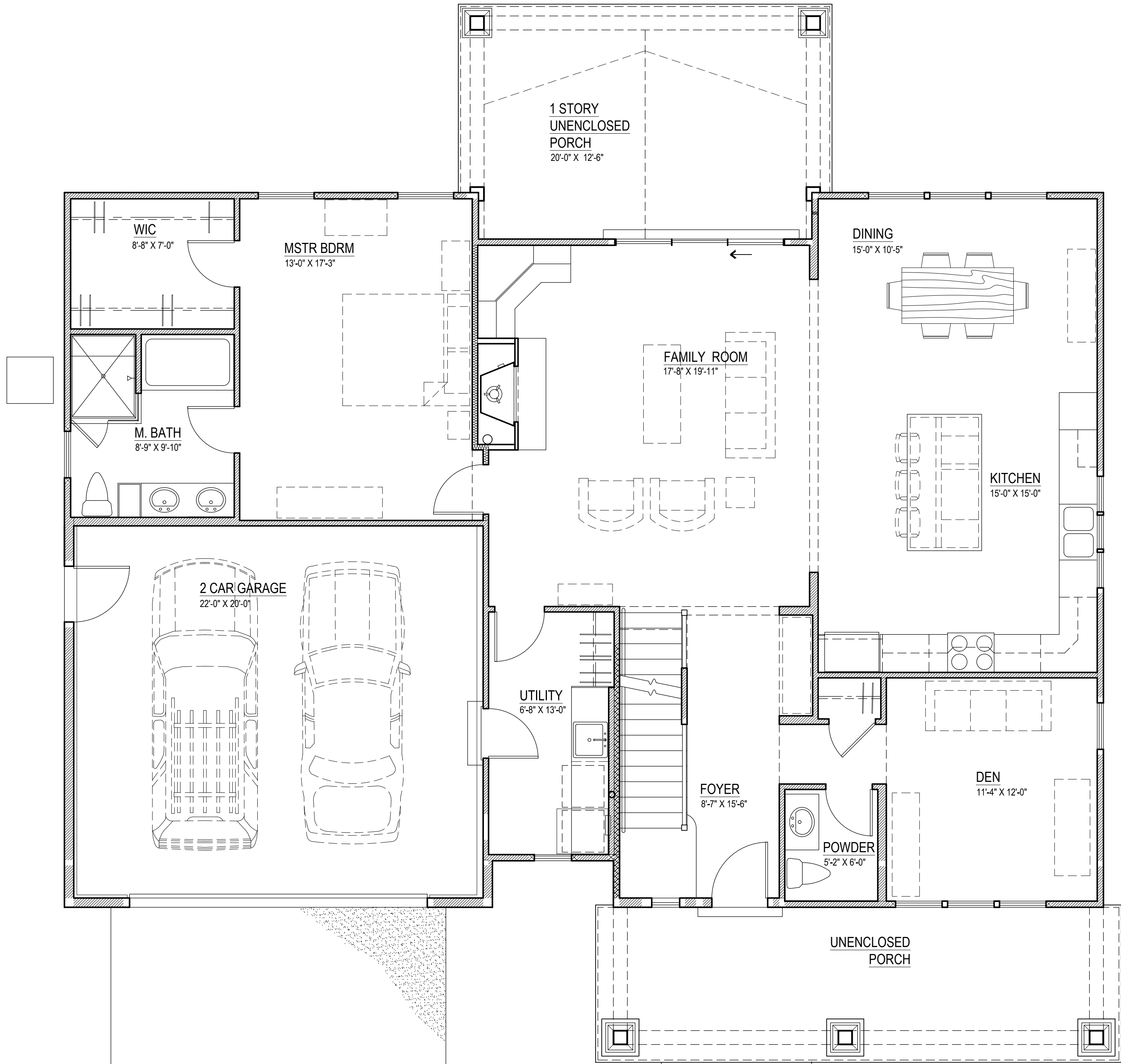
date:

Variance 4/13/2017



SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1621 SF FIRST FLOOR  
680 SF SECOND FLOOR  
1941

1/4" = 1'-0"

FLOOR PLANS

NEW RESIDENCE FOR:  
Tony Karakas  
66 Notre Dame Dr.  
Creve Coeur, MO 63141

date:  
Variance 4/13/2017

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sheet:  
3  
of 04

Attachment: Karakas Res Front Yard Variance (66 Notre Dame Variance Request)



REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

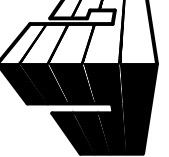
1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

date:  
Variance 4/13/2017

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NEW RESIDENCE FOR:

**Tony Karakas**  
**66 Notre Dame Dr.**  
**Creve Coeur, MO 63141**

Attachment: Karakas Res Front Yard Variance (66 Notre Dame Variance Request)

ELEVATIONS

sheet:  
**4**  
of 04

Packet Pg. 21



Whitney Kelly &lt;wkelly@crevecoeurmo.gov&gt;

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## 66 Notre Dame and Chaminade Park

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**Deborah Matson** <matsondeborah@gmail.com>

Fri, May 4, 2018 at 9:41 AM

To: wkelly@crevecoeurmo.gov, Mark Perkins &lt;mperkins@crevecoeurmo.gov&gt;

Cc: hsilverman@crevecoeurmo.gov, Timothy Matson &lt;matsontimothy@gmail.com&gt;

Dear Whitney and Mark

I am writing about the application for variance on 66 Notre Dame. I don't have an opinion about the variance request itself, but I have a concern about the status of multiple homes in Chaminade Park and the process by which the town approves renovation and rebuild.

We have several vacant homes in Chaminade Park

Current status in Chaminade Park:

29 Chaminade - Vacant. There was a flurry of renovation activity which ceased completely as of Dec 2017

24 Chaminade - Vacant - Absentee landlord, tenant moved out in Dec 2017

23 Chaminade - Vacant after a poorly managed and performed renovation and foreclosure. A dumpster stood outside for months. Various unmarked vans brought multiple workers for brief periods. Windows were open all winter and broken glass stood in the front yard for months. A dead tree was only removed recently.

The plan to build on 66 Notre Dame coupled with the poorly managed and underfunded efforts on at least two homes in the neighborhood, makes me wonder

- a. What process is involved in determining the ability to pay for a renovation or new build? Do we require proof of funds to see the project through?
- b. What can we do about unmanaged/out of compliance renovation projects?

Vacant properties are unsightly, could be an attractive nuisance and in general can cause a decline in our overall quality of life and home values. I am concerned about 66 Notre Dame only in light of these concerns.

Thank you  
Debbie Matson  
860-519-2197

Attachment: Public Comment (66 Notre Dame Variance Request)